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3575507 08/29/2008 02:24P Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

HIGHWAY OASIS MINOR SUBDIVISION I FINAL PLAT
TO THE TOWN OF FREDERICK, COLORADO
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68
WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY,
COLORADO

CERTIFICATE OF DEDICATION

Know all men by these presents that Elmore, Elmore & Spelts Properties LLC, a Colorado Limited Liability Company and Home State Bank being the owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described herein, have caused said land to be final platted into lots, tracts, blocks, streets and easements as shown hereon under the name of Highway Oasis Minor Subdivision 1 and do hereby dedicate to the public such public streets, public rights-of-way, public easements and other places designated or described for public uses as shown hereon and other such easements shown hereon for the purposes shown, the entities named on easement, or responsible for the services and/or utilities for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for the purposes named on the easement for installation, maintenance and replacement, of utility lines and related facilities, the public streets, public rights-of-way, public easements, other places designated or described for public uses shown hereon and the electric and sewer and water distribution systems to be installed in the subdivision are dedicated and conveyed to the town of Frederick, Colorado in fee simple absolute, with marketable title, for public use and purposes, all conditions, terms/and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns, the signature of any representative of any partnership or corporate entity indicates that all required partnership or corporate approvals have been obtained.

LEGAL DESCRIPTION

A portion of the Northeast Quarter of Section 3, Township 1 North, Range 68 West of the Sixth Principal Meridian, Town of Frederick, County of Weld, State of Colorado, more particularly described as follows:
Considering the North line of said Northeast Quarter as bearing South 89°36'07" West between the monuments shown and described hereon, with all bearings contained herein relative thereto;
Commencing at the Northeast corner of the Northeast Quarter of said Section 3;
thence South 89°36'07" West, along the North line of said Northeast Quarter, a distance of 674.69 feet;
thence South 00°23'53" East, a distance of 136.82 feet to the POINT OF BEGINNING;
thence South 18°38'09" East, along the Westerly right-of-way line of Interstate Highway I-25 as described in Reception number 2877872, a distance of 474.42 feet;
thence North 85°43'40" West, along the South line of Parcel 2 of said Highway Oasis Annexation, a distance of 317.20 feet;
thence North 04°14'43" East, along the West line of Parcel 2 of said Highway Oasis Annexation, a distance of 435.61 feet, to a point on the Southerly right-of-way line of Colorado State Highway Number 52 as described in Reception number 2877872;
thence South 86°19'52" East, along said Southerly right-of-way line, a distance of 132.74 feet to the POINT OF BEGINNING.
Containing 98,219.51 square feet or 2.2548 acres, more or less.

In witness whereof, I/We have hereunto set my/our hand(s) and seal(s) this

14th day of July, 2008.

Name Title Elmore, Elmore & Spelts Properties LLC
Company

State of Colorado)
County of Larimer)

The foregoing dedication was acknowledged before me this 14 day of July, 2008, by
Mark Elmore as Manager of Elmore, Elmore & Spelts Properties LLC

Notary Public: K. Kallath
Witness my hand and seal

My commission expires 11-8-2009

DEED OF TRUST HOLDER'S ACKNOWLEDGMENT

The interest of the undersigned lien holder in the property Platted hereby are subordinated to such fee simple dedications and public easements to the City of Frederick as are depicted or referenced hereon.

Name as Vice President of Home State Bank
State of Colorado)
County of Larimer)

The foregoing dedication was acknowledged before me this 14 day of July, 2008, by
David D. Marney as Vice President of Home State Bank

Notary Public: K. Kallath
Witness my hand and seal

My commission expires 11-8-2009

PLANNING COMMISSION CERTIFICATE OF APPROVAL

Approved by the Frederick Planning Commission this 15th day of July, 2008 with Planning

Commission Resolution PCR 2008-12A

Jeffrey S. Roehrig
Planning Commission Chairman

Kathy Larson
Planning Commission Secretary

BOARD OF TRUSTEES CERTIFICATE OF APPROVAL

This final plat map of the Highway Oasis Minor Subdivision 1 is approved and accepted by Ordinance No. 2008-001 passed and adopted at the regular meeting of the Board of Trustees of Frederick, Colorado, held on July 14, 2008. The dedications of public streets, public rights-of-way, public easements and other places designated or described for public uses as shown hereon, such other easements shown hereon for the purposes shown, and the electric and water distribution systems to be installed in the subdivision, are hereby accepted. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

All expenses incurred with respect to improvements for all utility services, paving of streets, grading, landscaping curbs, gutters, sidewalks and walkways, road lighting, road signs, flood protection devices, drainage structures and other improvements that may be required to service subdivision shall be the responsibility of the owner(s) and not the town. The construction of improvements benefiting the subdivision and the assumption of maintenance responsibility for said improvements by the town or other entities shall be subject to a separate memorandum of agreement for public improvements.

This acceptance of the Final Plat does not guarantee the stability of the soil conditions, subsurface conditions, groundwater conditions or flooding conditions of any lot shown hereon and no building permit shall be issued for that lot.

Attest:

Nanette S. Forshoff
Town Clerk

Erick E. Doering
Mayor

NORTH LINE NORTHEAST QUARTER SECTION 3, T.1 N., R. 68 W BASIS OF BEARINGS.
S89°36'07"W 2661.99'

COLORADO STATE HIGHWAY NO. 52
RIGHT-OF-WAY WIDTH VARIES

NE CORNER SECTION 3 T.1N., R.68W.
FD 3-1/4" ALUM CAP ON ALUMINUM PIPE
BY PLS 23524 PER EXISTING MONUMENT
RECORDS

S89°36'07"W 674.69'

N00°23'53"W 136.82'

INTERSTATE HIGHWAY I-25
RIGHT-OF-WAY WIDTH VARIES

EXISTING ZONING "CH 52"
(MIXED USE HIGHWAY 52)

89,476 Sq Ft
2.05 Ac.
LOT 1 IS VACANT
UNDEVELOPED PROPERTY

PARCEL DESCRIBED IN
RECEPTION NUMBER
2283769

20' UTILITY AND DRAINAGE EASEMENT PER GLACIER BUSINESS PARK

40' WIDE ACCESS EASEMENT
DEDICATED BY THIS PLAT

CL 20' UTILITY EASEMENT
RANTED TO ST. VRAIN
SANITATION DISTRICT PER
RECEPTION NO 2577955

NOTE: LOT 2 IS RESTRICTED BY THIS PLAT TO PROVIDE FOR
A FREE STANDING SIGN AS DESCRIBED IN RESOLUTIONS
04R047, 09R44 AND ORDINANCE 0422, AND IS APPROVED BY
THE BOARD OF TRUSTEES

SURVEYORS CERTIFICATE

I, Michael J. DeDecker, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Final Plat Map shown hereon is a correct Delineation of the Parcel of Land described hereon. I further certify that this Final Plat Map and Legal Description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this 11th day of JULY, 2008.
Michael J. DeDecker PLS 20676
for and on behalf of
CDS Engineering Corp.

OWNER: ELMORE, ELMORE AND SPELTS PROPERTIES LLC
P.O. BOX 7359
LOVELAND, CO. 80537.
CONSULTANT: CDS ENGINEERING CORPORATION
164 2ND ST SW
LOVELAND, CO. 80537

CDS Engineering Corporation

165 2ND ST SW
LOVELAND, COLORADO 80537
(970) 667-8010

CLIENT:
MARK ELMORE

CDS ENGINEERING CORPORATION
"Consulting Engineers and Professional Construction Managers"
CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS,
DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS
SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

PROJECT TITLE:
PARCEL 2 HIGHWAY OASIS ANNEXATION

SHEET TITLE:
MINOR SUBDIVISION FINAL PLAT MAP

PROJECT NO.
P07-4510
DRAWING NO.
4150 ELMORE
REVISION NO.
SHEET
1 OF 1

DATE	REV.	RECORD OF ISSUE	BY	CK	APP	DESIGNED:
7/14/08		Final Issue				DRAWN: MJD
						CHECKED:
						APPROVED:
						DATE: MARCH 26, 2008
						FIELD BOOK:
						SCALE: 1" = 50'